

FOR LEASE

±2,000 SF INDUSTRIAL UNIT

REDUCED LEASE RATE
LEASE RATE: \$2,500 PER MONTH GROSS



5505 S ALAMEDA ST | LOS ANGELES | CA 90058

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Suitable for
Variety of Retail,
Industrial Uses



Small Corner
Industrial Unit



No Off-Street
Parking or Yard



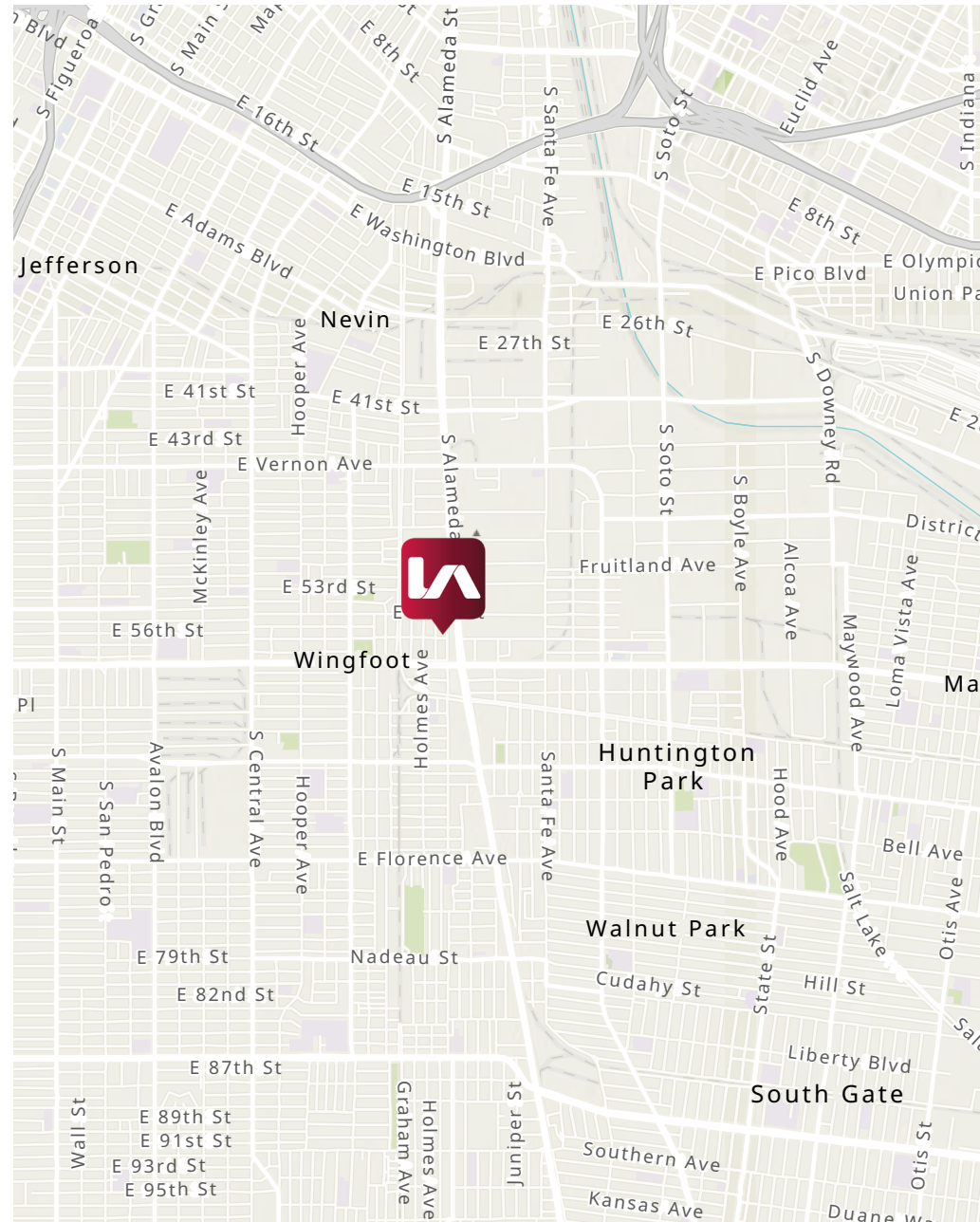
Excellent
Alameda
Frontage



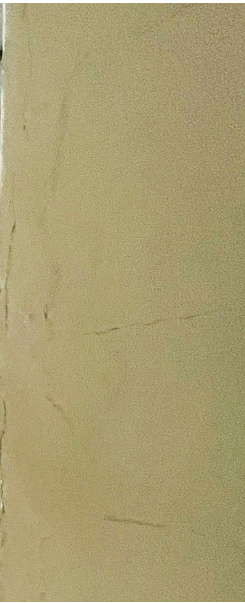
Warehouse + Office

Property Information

Available SF	±2,000	For Sale	No
Minimum SF	±2,000	Rail Service	No
Clear Height	30'	GL Doors	1
Sprinklered	No	DH Doors	0
Prop Lot Size	POL	Construction Type	Steel
Term	Acceptable to Owner	Year Built	Existing/1924R57
Yard	No	Specific Use	Manufacturing
Lease Type	Gross	Zoning	M3
Office SF	±800	Market/Submarket	Commerce/Vernon
Restrooms	1	APN	5105-009-013
Possession Date	Now	Power	A:100 V: 100
Vacant	Yes		



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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.